



**BRYAN LEDBETTER**  
602.795.8670  
bledbetter@w-retail.com

**BRYAN BABITS**  
602.931.4491  
bbabits@w-retail.com

**KATIE WEEKS**  
602.368.1372  
kweeks@w-retail.com

**WESTERN RETAIL ADVISORS**  
2555 E Camelback Rd, Suite 200  
Phoenix, AZ 85016  
602.778.3747 | [w-retail.com](http://w-retail.com)

DRIVE-THRU PAD FOR SALE OR GROUND LEASE

## THE SHOPS & PADS AT 99TH

NEC 99th Ave & Van Buren St | Tolleson, AZ



### LOCATION DESCRIPTION

NEC 99th Ave & Van Buren St - Tolleson

### PROPERTY HIGHLIGHTS

- Hard Corner Drive-Thru Pad Available for Sale or Ground Lease - ±1.25 Acres
- Located 1/2 mile south of the I-10.
- +/- 35 acre mixed use development including 272 detached single level homes and commercial/retail with drive thru pads.
- Major employers in the trade area include: Amazon, Trane, Quaker, PepsiCo, Kroger, Serta Mattress, Albertson's/Safeway, Kroger and more.
- Less than a half-mile from Tolleson Union High School - over 2,500 students & staff
- Join Starbucks, Freddy's, BOSA, Little Caesar's, Mr. Mesquite, TruGrocer Credit Union & Woodspring Suites Hotel

### AREA COTENANTS

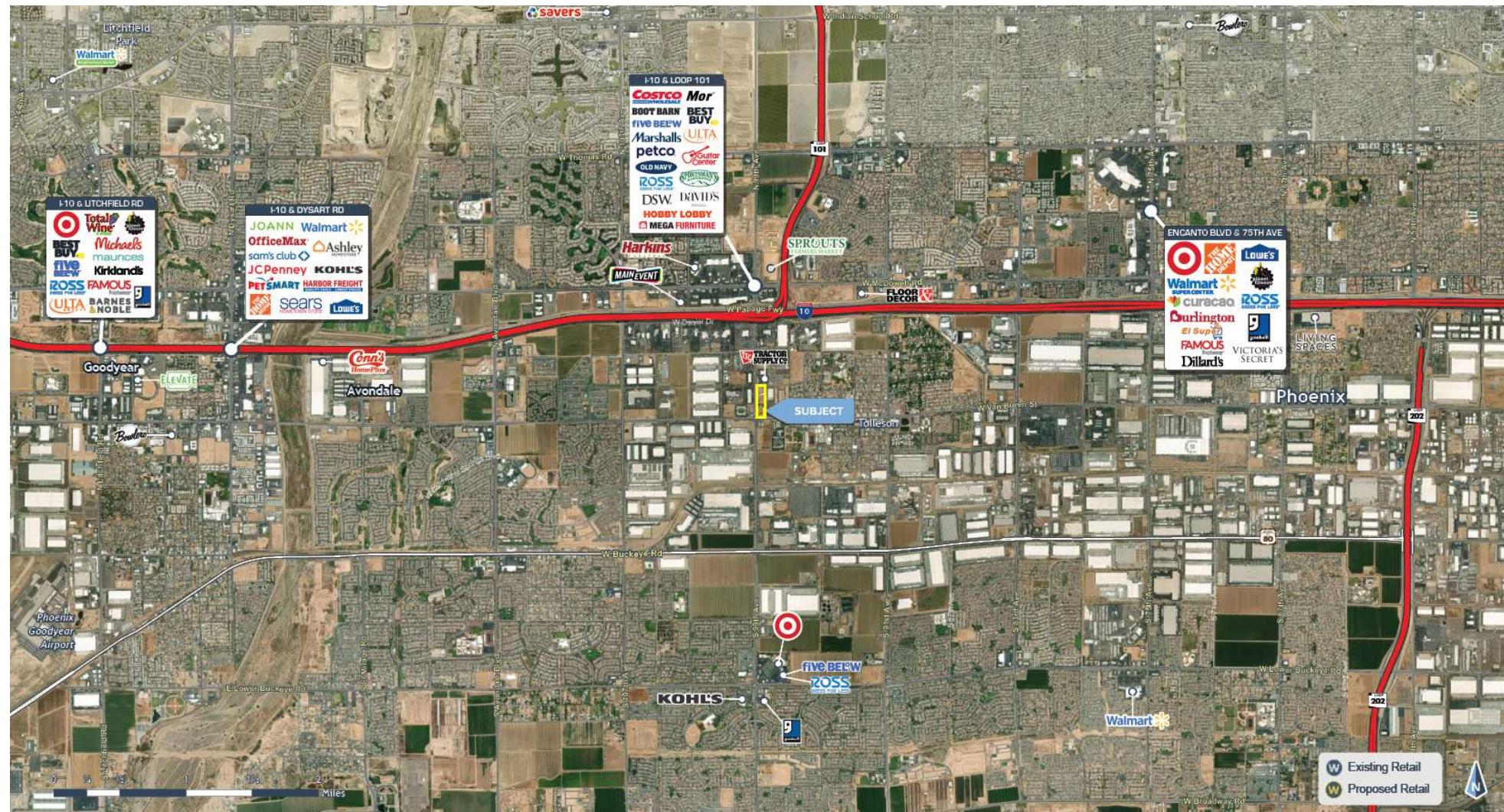


The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

DRIVE-THRU PAD FOR SALE OR GROUND LEASE

# THE PADS AT 99TH

NEC 99th Ave & Van Buren St | Tolleson, AZ

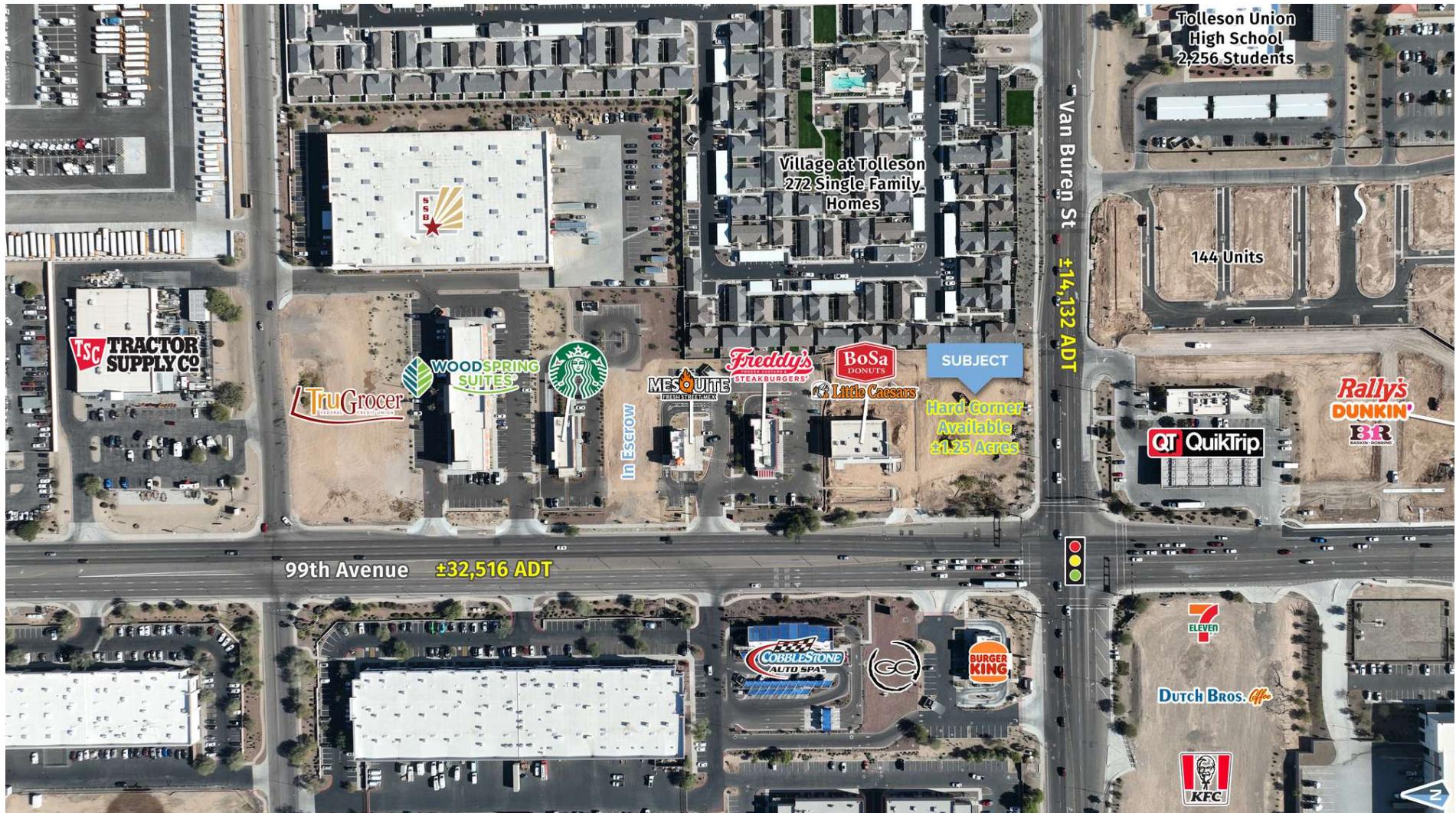


The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

DRIVE-THRU PAD FOR SALE OR GROUND LEASE

## THE PADS AT 99TH

NEC 99th Ave & Van Buren St | Tolleson, AZ

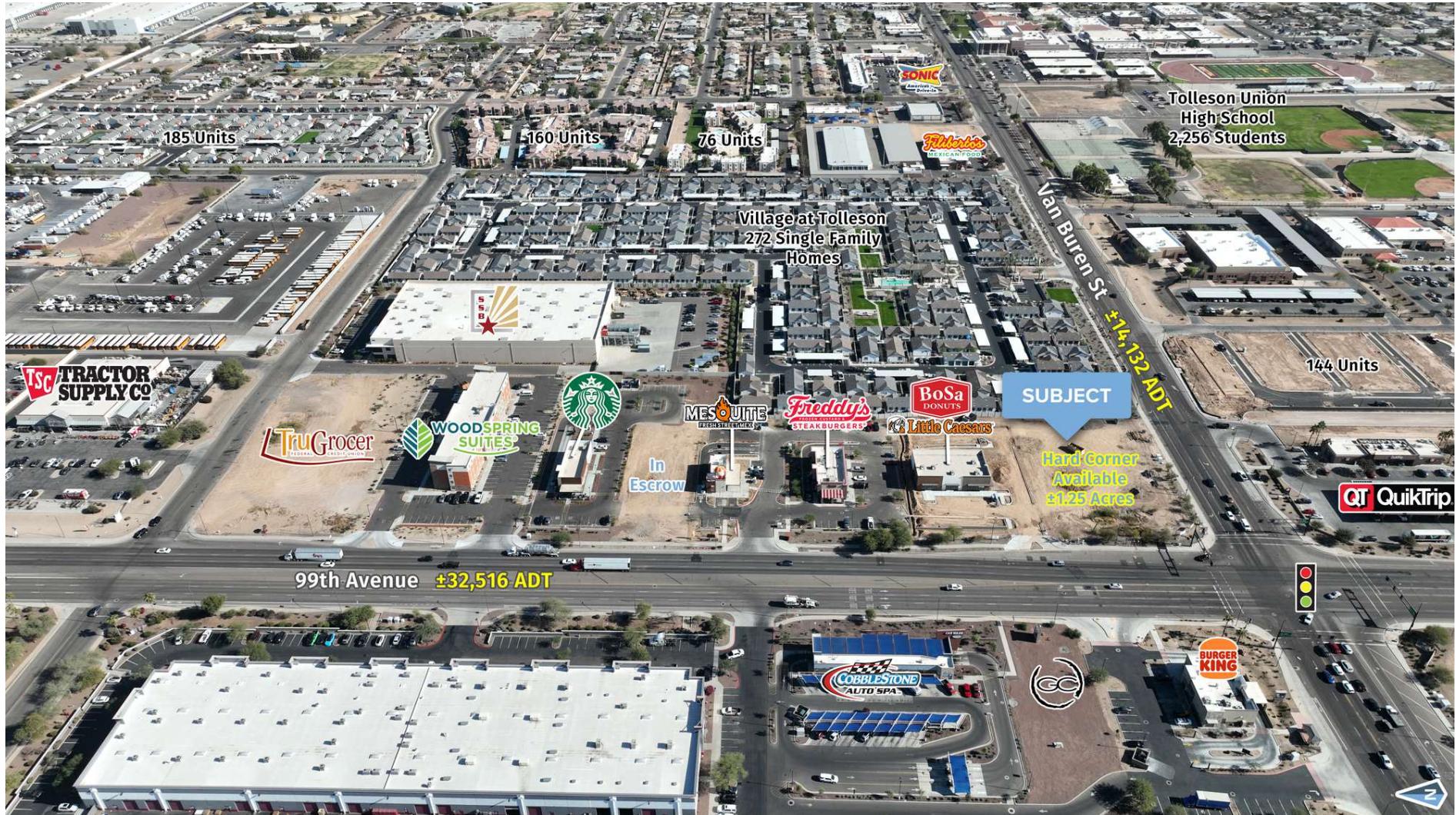


The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

DRIVE-THRU PAD FOR SALE OR GROUND LEASE

## THE PADS AT 99TH

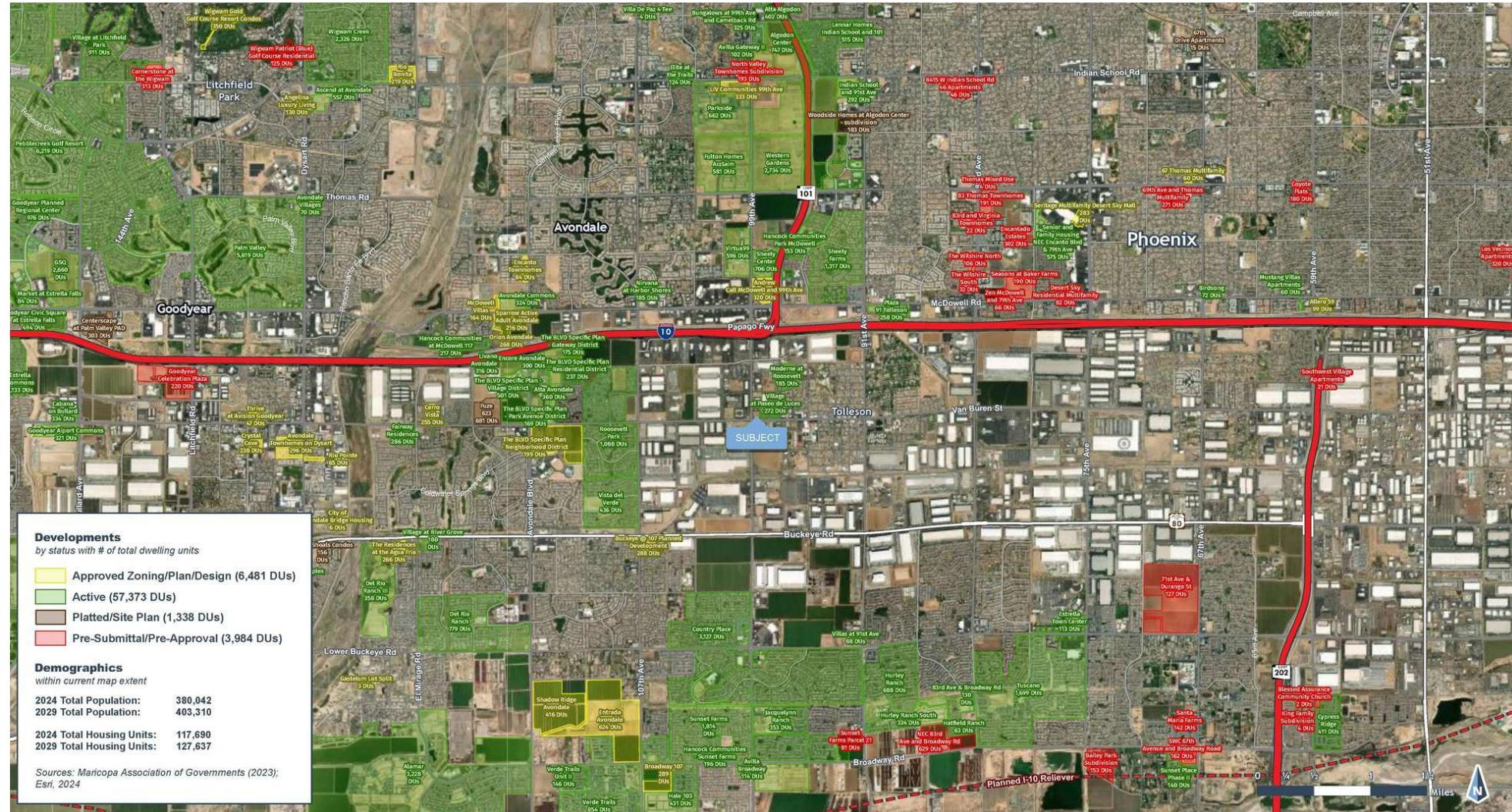
NEC 99th Ave & Van Buren St | Tolleson, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# THE PADS AT 99TH

NEC 99th Ave & Van Buren St | Tolleson, AZ



# THE PADS AT 99TH

NEC 99th Ave &amp; Van Buren St | Tolleson, AZ

POPULATION			HOUSEHOLD INCOME			DAYTIME WORKFORCE				
	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	
Area Total	4,252	118,184	313,951	Median	\$51,294	\$76,708	\$68,638	323	1,399	4,068
Median Age	30.4	29.8	29.5	Average	\$59,086	\$96,162	\$89,133	7,779	30,383	70,215
							Daytime Population	253,191	11,180	99,020

EDUCATION			EMPLOYMENT			HOUSEHOLD STATISTICS					
	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES		
Percentage with Degrees	5.4%	12.3%	11.1%	White Collar Occupation	32.6%	52.6%	49.9%	1,306	34,071	91,501	
				Services	18.1%	16.3%	18.0%				
				Blue Collar	49.2%	31.1%	31.1%	Median Home Value	\$274,000	\$298,247	\$291,730

\*2023 Demographic data derived from ESRI